

TAX SALE INFORMATION FOR MADISON COUNTY, ALABAMA

Please contact Tax Collector Lynda Hall (256) 532-3370 or taxcol@madisoncountyal.gov if you have any questions.

Probate Judge advertises delinquent tax payers - 1st Wednesday in February.

Property advertised for tax sale - April 1, 8, & 15, 2015.

Tax Sale - May 1, 2015

- SALES ARE HELD IN MAY OF EACH YEAR FOR ALL UNPAID REAL PROPERTY TAXES DUE
- PROPERTIES ARE ADVERTISED IN THE HUNTSVILLE TIMES FOR 3 CONSECUTIVE WEEKS IN APRIL
- PROPERTY IS SOLD AT PUBLIC AUCTION ON THE NORTH SIDE OF THE MADISON COUNTY COURTHOUSE BY PUBLIC OUTCRY
- THE STATE OF ALABAMA WARNS: BUYERS BEWARE ON THE PURCHASE OF TAX SALE PROPERTY – YOU ARE BUYING THE TAX LIEN ONLY – NOT THE REAL PROPERTY
- NO PROMISES, GUARANTEES, WARRANTIES ARE MADE FOR ANY PROPERTY SOLD AT THE TAX SALE.
- BUYERS MUST REGISTER FROM 9:00AM – 10:00AM PRIOR TO THE START OF THE TAX SALE IN THE TAX COLLECTOR'S OFFICE.
- TAX SALE HOURS ARE 10:00AM – 4:00PM DAILY UNTIL ALL UNPAID PROPERTY IS SOLD. TAX SALES CAN RUN MORE THAN ONE DAY.
- THE TAX LIEN IS SOLD TO THE HIGHEST BIDDER.
- FULL PAYMENT FOR ALL PROPERTY BOUGHT MUST BE MADE THE DAY OF THE SALE BY 5:00PM – PAYMENT MUST BE IN CERTIFIED FUNDS, NO EXCEPTIONS.
- THERE IS A 5 DAY GRACE PERIOD AFTER THE TAX SALE WHERE THE ORIGINAL OWNER CAN PAY THE TAX AND THE SALE IS VOIDED.
- AFTER THE 5 DAY GRACE PERIOD, A SALES CERTIFICATE IS ISSUED TO THE BUYER. AGAIN THIS IS FOR THE TAX LIEN ONLY.

- ANY TIME WITHIN THE FIRST THREE YEARS THE OWNERS OF SAID PROPERTY CAN REDEEM THEIR PROPERTY IN THE PROBATE JUDGE'S OFFICE. THE PROBATE JUDGE'S OFFICE WILL CONTACT THE PURCHASER WITH INSTRUCTIONS ON HOW THEY CAN GET THEIR REFUND. THE REDEMPTION MONEY IS REFUNDED TO THE PURCHASER OF THE TAX LIEN. THE SALE CERTIFICATE MUST BE SURRENDERED BY THE BUYER AND IS NULL AND VOID.
- A TAX DEED CANNOT BE ISSUED UNTIL THREE YEARS FROM THE DATE OF THE TAX SALE. AT THAT TIME THE PURCHASER MUST SURRENDER HIS CERTIFICATE TO THE JUDGE OF PROBATE, WHO IN TURN, ISSUES A TAX DEED.
- PROPERTY SOLD AT THE TAX SALE IS SUBJECT TO ALL LIENS AND MORTGAGES THAT ARE ON SAID PROPERTY.
- FOR MORE INFORMATION ON REAL ESTATE PROPERTY TAX SALES, GO TO THE STATE OF ALABAMA, CODE OF ALABAMA, TITLE 40, CHAPTER 10. UNDERSTAND WHAT YOU'RE BUYING
- TAX PROPERTIES NOT PURCHASED AT THE TAX SALE ARE SOLD TO THE STATE OF ALABAMA. PLEASE VISIT THE WEBSITE OF THE DEPT OF REVENUE, AD VALOREM TAX DIVISION FOR MORE INFORMATION.